

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That A. A. R. Meadors,

in the State aforesaid.

in consideration of the sum of Two Thousand

Dollars,

to me paid by E. J. McDonald.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said E. J. McDonald

all that piece, parcel or lot of land in Greenwill Township, Greenville County, State of South Carolina.

in Ward 5, City of Greenville, on the north side of Lindal Avenue, and being known and designated as lot no. 6 of plat of property of Mrs. H. B. Lindal, dattd April 1937, and having the following metes and bounds, to-wit:

Beginning at a pin intersection of Lindal Avenue and Jones Avenue and running thence with line of Jones Avenue N. 0.35 E. 175 feet to corner lot no. 5; thence with line of lot no. 5 67.7 feet more or less to joint corner of lots nos. 6 and 7; thence with joint line of lots nos. 6 and 7 South 0.35 W. 175 feet to a point on Lindal Avenue; thence with Lindal Avenue in an easterly direction 67.7 feet to the point of beginning.

This conveyance is made subject to the following building restrictions, which restrictions and reservations are made for the benefit of the grantee and other property owners purchasing lots in the vicinity of the property herein conveyed, and is a covenant to run with the title, not only the grantee herein but his successors and assigns to be bound thereby.

1. That the premises herein conveyed, or any part thereof, shall be used only for residential purposes for white persons.

2. That no residence or other buildings shall be constructed on the premises herein conveyed nearer to the street on which it faces than is reasonable and proper, having regard to the depth of the lot, and the street on which it faces, and on Lindal Avenue no residence or other building shall be located nearer than 30 feet of the sidewalk line.

3. That no residence shall be erected on the lot herein conveyed costing less than \$5,000.00.

As a part consideration for this conveyance the grantee herein assumes and agrees to pay all paving assessment instalments that have not fallen due at the time of delivery of this deed, including curb and gutter.

Grantee agrees to pay all 1931 taxes.